



**Selsdon Road, South Croydon CR2 6PL**



**Welcome to**

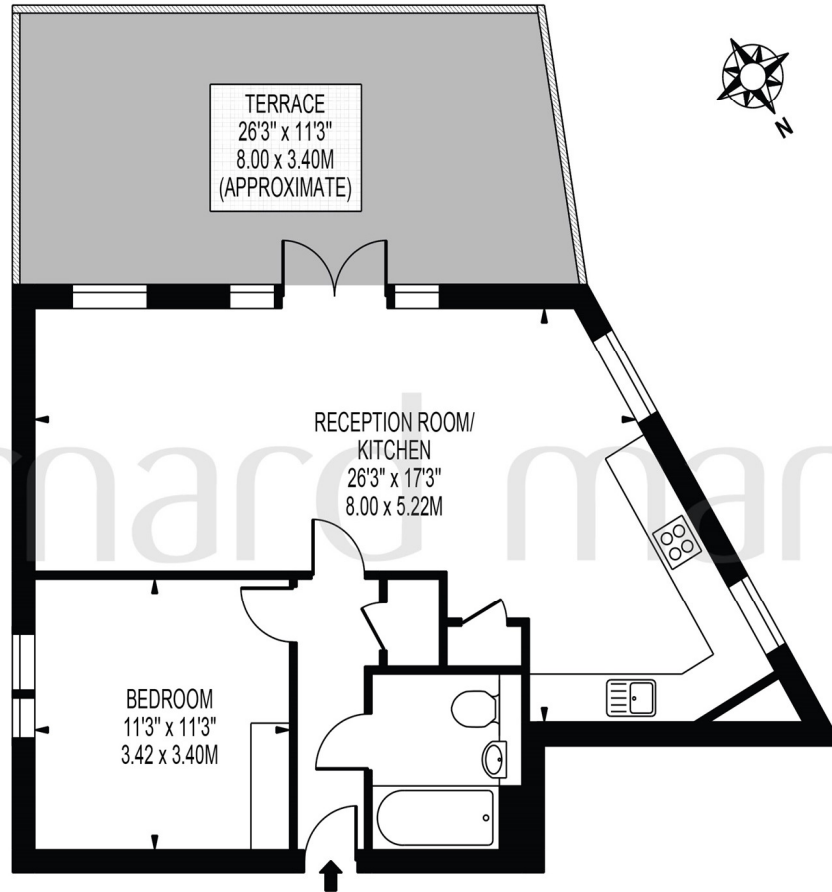
**Selsdon Road, South Croydon**

A lovely 1 bedroom ground floor flat with a private garden, located in the ever popular South Croydon area, within easy distance of South Croydon and Sanderstead train stations, bus routes, tram links and the open green spaces of Lloyd Park.



## SELSDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 593 SQ FT - 55.08 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

The property has a large reception/kitchen, with a modern designed kitchen and bathroom, a double bedroom, gas central heating, double glazing and long lease. The property also includes a security entrance with cameras, and is local to the myriad shops at South End from coffee bars, Italian deli's, Tesco express and many more.

**Welcome to**

## Selsdon Road, South Croydon

- 1 Bedroom
- Private Garden
- Close to South Croydon and Sanderstead Station
- Long Lease
- Close to Shops

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £270,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS108923](https://barnardmarcus.co.uk/Property/SCS108923)



Property Ref:  
SCS108923 - 0007

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